

# STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** 

July 18, 2012

**AGENDA DATE:** 

July 25, 2012

PROJECT ADDRESS: 136 San Rafael Avenue (MST2012-00213)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Renee Brooke, AICP, Senior Planner RLB Daniel Gullett, Associate Planner

#### I. PROJECT DESCRIPTION

The proposed project includes a façade improvement, interior remodel, and an approximately 108 square foot first-story addition to an existing two-story 1,877 square foot single-family residence with 365 square foot attached two-car garage. The proposal includes: replacement of exterior siding, replacement of doors and windows, new roofing material, new roof over the existing second-floor deck, new ground level deck, and landscaping.

The discretionary application required for this project is a Modification for window changes within the 20-foot front setback (SBMC §28.15.060 & 28.92.110).

Date Application Accepted: June 27, 2012

Date Action Required: September 25, 2012

#### II. **RECOMMENDATION**

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

#### **SITE INFORMATION** III.

Applicant:

Robert Paul Design

Property Owner: Nick Svensson

Parcel Number: 045-194-014

Lot Area:

6,098 square feet

General Plan:

Low Density Residential

Zoning:

E-3/SD-3

Existing Use:

Single Family Residence

Topography:

5% avg. slope

Adjacent Land Uses:

North – Single Family Residence

East - Single Family Residence

South - Single Family Residence

West - Single Family Residence

#### IV. **DISCUSSION**

The proposed project includes a façade improvement, interior remodel, and first-story addition to the existing house. A Modification is required to expand the sizes of three ground floor STAFF HEARING OFFICER STAFF REPORT 136 SAN RAFAEL AVENUE (MST2012-00213) JULY 18, 2012 PAGE 2

windows located on the front façade of the house, which encroaches, at most, three and one-half feet into the required 20 foot front setback.

This project was reviewed by the Single Family Design Board (SFDB) on June 4 and July 2, 2012. The owner surveyed the property following the June 4<sup>th</sup> hearing and identified that the front portion of the house was constructed in the front setback. At the July 2<sup>nd</sup> hearing, the SFDB continued the project for Staff Hearing Officer action on the Modification, finding that the proposed windows within the front setback did not pose aesthetic consistency issues with the Single Family Residence Design Guidelines. The SFDB made additional comments providing direction and feedback on the architectural style, materials, details, and landscaping.

The proposed project is exempt from Coastal Development Permit requirements.

# V. <u>FINDINGS</u>

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed enlargement of the three ground floor windows is appropriate because the proposed windows are consistent with the overall aesthetic improvements to the house, provide better weatherproofing and energy efficiency than the existing windows, and do not diminish the privacy of neighboring properties.

## Exhibits:

- A. Site plan, floor plans, elevations (under separate cover)
- B. Applicant's letter, dated June 27, 2012
- C. Single Family Design Board Minutes

Contact/Case Planner: Daniel Gullett, Associate Planner

(dgullett@SantaBarbaraCA.gov)

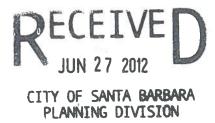
630 Garden Street, Santa Barbara, CA 93101

Phone: (805) 564-5470 x4550

Nick Svensson 136 San Rafael Avenue SB, CA 93109 805.895.2957

June 27, 2012

Staff Hearing Officer City of Santa Barbara P.O. Box 1990 SB, CA 93102-1990



Re: Modification Request for 136 San Rafael Avenue;

Dear Staff Hearing Officer,

There is an existing two-story, 1,877 square foot single-family residence with a 365 square foot attached two-car. A portion of the home encroaches into the required front yard setback (roughly 1.5 ft on the West corner and roughly 2.5 ft on the Southwest corner. The current area of encroachment stems from the original date of construction (1959+/-). My proposal includes the first floor addition (in the rear of the home) of 108 sq ft, removal of 18 sq ft of interior living space on the second floor, replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second-floor deck and new landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio.

My requested proposal is to change/replace three existing windows on the encroaching wall in question with three new windows of different size, material and design. The requested changes will allow us to keep the overall appearance and design consistent throughout the entire home. I am also hoping to offset the effects of the marine environment by way of using windows that are designed and rated for structures within close proximity to the ocean.

The major benefits will be to capture additional sunlight in the home, create more adequate ventilation, improve our heating efficiency though upgraded "low E" windows and increase the lifespan of the new windows by installing a better product for that specific location.

Thank you for your time and consideration with this matter.

Sincerely,

Nick Svensson

# Single Family Design Board Minutes

## June 4, 2012 Minutes

## 136 SAN RAFAEL AVE

Assessor's Parcel Number: 045-194-014

MST2012-00213

Application Number:
Owner:

Mairid Svensson Revocable Trust

Designer:

Robert Paul Design

(Proposal for a facade and interior remodel, and a 108 square foot first story addition to an existing two-story 1,877 square foot single-family residence and a 365 square foot attached two-car garage. The proposal includes replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second floor deck, a new ground level deck and site landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio (FAR).)

# (Concept review; action may be taken if sufficient information is provided.)

(6:29)

Present:

Robert Foley, Agent.

Public comment opened at 6:36 p.m. As no one wished to speak, public comment was closed.

A letter of concerns from Paula Westbury was acknowledged.

#### Motion:

## Continued two weeks to Full Board with comments:

- 1) The Board generally found the proposed contemporary architectural design to be acceptable.
- 2) Provide finish materials and details of the front terrace.
- 3) Provide a landscape plan, including planting details around the front terrace.
- 4) On the south elevation, study breaking up the vertical plane with a horizontal element.
- 5) Study design alterations to minimize the overall massing of the proposed roof element above the existing roof deck; suggestions included to consider a horizontal element and appropriate post/columns to support the roof element.
- 6) Specify all proposed improvements at the existing roof deck, including the counter top location, configuration, and details.
- 7) Provide chimney cap details.
- 8) Provide locations and details of all proposed windows, and provide a solution if the round window on west elevation is to be eliminated.

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- 9) Provide complete architectural drawings of all elevations (rather than renderings); Provide a complete site plan, indicating all site improvements.
- 10) Provide photographs taken from the existing deck looking down into the adjacent yards.
- 11) Provide a sample of the proposed wall material in lieu of stucco.

Action:

Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

# July 2, 2012 DRAFT Minutes

### 136 SAN RAFAEL AVE

Assessor's Parcel Number: 045-194-014

Application Number:

MST2012-00213

Owner:

Mairid Svensson Revocable Trust

Designer:

Robert Paul Design

(Proposal for a façade and interior remodel, and a 108 square foot first-story addition to an existing two-story 1,877 square foot single-family residence, and a 365 square foot attached two-car garage located on a 6,100 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The proposal includes replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second-floor deck, a new ground level deck and site landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for a requested zoning modification.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on June 4, 2012.)

(4:02)

Present:

Robert Foley, Architect; and Nick Svensson, Owner.

Staff comments: Ms. Bedard explained that a property survey was prepared determining that the front portion of the residence is existing legal nonconforming and encroaches into the required front yard setback, and therefore a zoning modification is requested for the proposed alterations.

Public comment opened at 4:11 p.m. As no one wished to speak, public comment was closed.

# Motion: Continued three weeks to the Staff Hearing Officer and return to Full Board with comments:

- 1) Carried forward prior comments #2 through #11 from the June 4, 2012 minutes:
  - 2. Provide finish materials and details of the front terrace.
  - 3. Provide a landscape plan, including planting details around the front terrace.
  - 4. On the south elevation, study breaking up the vertical plane with a horizontal element.
  - 5. Study design alterations to minimize the overall massing of the proposed roof element above the existing roof deck; suggestions included to consider a horizontal element and appropriate post/columns to support the roof element.
  - 6. Specify all proposed improvements at the existing roof deck, including the counter top location, configuration, and details.
  - 7. Provide details of the chimney cap.
  - 8. Provide locations and details of all proposed windows, and provide a solution if the round window on west elevation is to be eliminated.
  - 9. Provide complete architectural drawings of all elevations (rather than renderings); Provide a complete site plan, indicating all site improvements.
  - 10. Provide photographs taken from the existing deck looking down into the adjacent yards.
  - 11. Provide a sample of the proposed wall material in lieu of stucco.
- 2) Study a new design solution, including study of the proposed style and materials, for the proposed roof cover at the existing roof deck above the garage.
- 3) Provide specific elevation configuration, details, colors, and materials for the front elevation, including the siding materials.
- 4) Provide a revised landscape plan eliminating the invasive grass.
- 5) The Board finds the proposed zoning modification does not pose aesthetic consistency issues with the Single Family Design Guidelines; however, the Board looks forward to further refinement of the architectural style, materials, and details.

Action: Bernstein/Sweeney, 4/0/0. Motion carried. (James/Pierce/Zimmerman absent).